

My bottom line comment is to DROP ALL ZONING **AND ONLY HAVE DEVELOPMENT STANDARDS.**

*I have been part of most of the Florence meetings in the past. When we started out Ben H directed us in the way to start with different areas of our community with the thought that they would work out what they wanted for zoning in a particular location of our community. this sounded real good to me because the individuals in each area would guide towards the zoning that they desired. We started out compiling a list of areas that had covenants and were going to work from that list to set up areas within in those covenants to make so called zoning areas. We planned to ask adjoining land owners if they would join and become part of an extended area.*

*Well that all went by the wayside! Instead now what we have are documents that tell us what densities we will be allowed . Do you see how the process has changed from landowners having a say as to how they want their area to a document telling what is allowed/and density on their property. Horses were changed in the middle of the stream! So why is the public skeptical of the County planning Process?*

*I realize that as of this date there is now ~~no~~ zoning maps to go with Draft C. That is what scaring me and others!*

*I admit that times change and we also have to change for the better.*

*Development Standards are good for me but leave the zoning for a later time and have the local property owners involved to direct their local areas.*

*There are way to many marks on my pages of Draft C to comments so I have tried to cut to the chase. **Please only use Developments Standards at this time and continue with local groups for future zoning.***

*Thank you all for your many hours of working with the public on these matters.*

CC- County Commissioners

Chuck Fricke

229 Wagner Lane

Florence

*My Comments to the planning board.*

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SEP 29 2008

Ravalli County Commissioners

Saturday, September 27, 2008 AOL: FRICKECH

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